

AIR FORCE BASE CONVERSION AGENCY

# CONVERSION CONNECTION

Vol. 02 • Issue 05 • Spring/Summer 1996

## NEWS NOTES

### Janice Nielsen receives Congressional fellowship

Janice A. Nielsen, an AFBCA program analyst for Division D, was recently selected for a Congressional fellowship by the American Political Science Association (APSA).

Ms Nielsen will join 15 other advanced career civil servants to serve as a professional staff assistant to U.S. senators and representatives for nine months. Fellows will begin their time on Capitol Hill starting with an orientation period in November.

The winners were selected in a government-wide competition on the basis of professional experience, career goals, and interest in national politics and the legislative process. Previous APSA Congressional Fellows include former Secretary of Defense Richard Cheney.

Sponsored by the association since 1953, the Congressional Fellowship Program gives outstanding federal agency executives, political scientists, journalists, medical faculty and others an opportunity to acquire a rich understanding of the national legislative process. ■

## Closed USAF bases are happening places

Closed bases are happening places, especially at some of our Air Force bases! This past spring and summer saw a deluge of activity for each of our divisions. Take a look:

### High level visitors

President Bill Clinton visited McClellan AFB, Calif., and Sacramento County, reiterating his commitment to make privatization efforts work.

Ms Sherri Goodman, the Deputy Undersecretary of Defense (Environmental Security), visited Pease AFB, N.H., for a briefing on the environmental program and tour of the base.

Senator John Glenn, accompanied by Undersecretary of the Air Force, Rudy deLeon, visited Newark AFB, Ohio, recently, for briefings on the ongoing privatization efforts. Other distinguished visitors in attendance were Lt. Gen. Lawrence Farrell, the vice commander of Air Force Material Command, and Lt. Gen. George Babbitt, deputy chief of staff for logistics. Rockwell and Wyle managers, responsible for contractor operations, provided briefings, which were followed by a tour of the Aerospace Guidance and Metrology Center.

*(Continued on page 8)*



Rodney A. Coleman, Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations and Environment, signs the disposal and reuse Record of Decision at Loring AFB, Maine. Looking on are (from left): Congressman John Baldacci (D-Maine); Art Thompson and Brian Hamel of the Loring Development Authority; and Senator Olympia Snowe (Maine). (Story on page 5)

## AFBCA/XP: preparing AFBCA for the PPBS

by Alan K. Olsen  
Director, AFBCA

With an ultimate goal of providing the best mix of forces, equipment, and support attainable within fiscal constraints, the Air Force has a tough job ahead in these days of shrinking resources. Our challenge in AFBCA is to take an even closer and harder look at our requirements.

To this end, I have established a planning and programming function here at Rosslyn: AFBCA/XP. Headed up by John E. B. Smith and staffed by Gary Shoemaker and Jack McMurray, AFBCA/XP is responsible for all planning and programming actions in the agency. Additionally, they are charged with educating our program managers, site managers, and Base Realignment and Closure (BRAC) environmental coordinators on the requirements of the Department of Defense budget process, known as the Planning, Programming, and Budgeting System (PPBS) and its impacts.

PPBS, was not originally chosen to do the BRAC budget since there was no historical precedent to use as a benchmark. Further, the BRAC Commission and Congressional schedule was out of cycle with the PPBS. Therefore, budgeting for



**Golf, anyone?**

Division E Program Manager John E. B. Smith (right) presents a putter to Director Alan K. Olsen—a memento of the interim lease transfer of the Williams AFB Golf Course by the Gateway Airport Authority to the Gila River Indian Community. They agreed that a day of golfing would do them both good!

BRAC related issues was a very complex and difficult process.

We developed our budgets based on the information we had available at the time and briefed the requirements to the Base Closure Executive Group and ultimately to the Secretary of the Air Force for approval out of cycle from the PPBS process.

Once approved, these requirements were merged into the overall Air Force budget during the budget estimate submission exercise.

This process worked well initially, **but** it became problematic. By merging our requirements into the Air Force budget at this point in the cycle, we were inadvertently creating a bill-to-pay, since our requirements would force the Air Force budget above its total obligation authority. It was apparent a change in procedures was needed.

Therefore, the Secretary of the Air Force directed that all BRAC requirements now be submitted along with all Air Force requirements, through the Air Force Resource Allocation Process of the DoD PPBS. Our agency has gained experience and is better able to define our mission requirements. Consequently, we are able to effectively perform our role in the PPBS process and more accurately plan and program our outyear requirements.

Our XP team is already taking on this challenge. However, all of us must do our part to learn about the PPBS process. We must double our efforts to plan and program for each base through the point of closure. We must continue to find the most efficient and cost effective methods of compliance, cleanup, caretaking, and disposal. Our customers: the local communities, the Air Force senior leadership, Congress, the President, and finally, the American taxpayers have charged us with the monumental challenge of base conversion. It is essential that we all learn and actively participate in the PPBS process so that we can satisfy all of our customers and fulfill our mission responsibilities effectively and efficiently. ■



Conversion Connection is an official, non-directive departmental publication. Its purpose is to educate, inform, motivate and update AFBCA employees on policies, programs, plans and news of the base conversion process and related activities. The views and opinions expressed in the periodical are those of the individual author, and are not necessarily those of the Department of the Air Force or of the AFBCA.

The Secretary of the Air Force has determined the publication of this periodical is necessary in

the transaction of the public business as required by law of the Department. Use of funds for printing this publication has been approved by AFBCA/DR in accordance with AFI 37-160, vol. 4

Published quarterly by AFBCA/External Affairs for internal distribution only. For more information, contact the Air Force Base Conversion Agency, Dept. of the Air Force, 1700 North Moore Street, Suite 2300, Arlington, Virginia 22209-2902, or call (703) 696-5529/DSN 426-5529.

### Editorial Staff

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# Shoemaker and McMurray review planning function

*Editor's note: Last winter AFBCA underwent several organizational changes including the establishment of a planning and programming function. The following interview with Gary Shoemaker and Jack McMurray outlines this very complex function.*

## **Why was a planning and programming function (XP) developed?**

To centralize planning and programming for the agency and integrate AFBCA into the Department of Defense's Planning, Programming, and Budgeting System (PPBS).

## **What is the PPBS?**

The PPBS is a three phase process that was instituted in the 1960's by then Secretary of Defense Robert S. McNamara. DoD's previous budget program focused on salaries, overhead and expenditures, not on objectives and results. The PPBS supports a total force concept and develops programs to achieve U.S. objectives. It added "programming" to the planning and budgeting process, integrating requirements with available resources, and balancing readiness/sustainability with modernization.

## **Define planning, programming, and budgeting**

- Planning identifies/evaluates anticipated future needs/requirements.
- Programming matches planning requirements to available resources (funds, people, equipment, etc.) to create the Air Force program. It also identifies unsupported requirements.
- Budgeting prices and defends the budget and manages the "checkbook."

## **How is this accomplished?**

The Air Force executes the three phases of the PPBS

through a 2-year "Resource Allocation Process" (RAP). The RAP is ever-evolving using five distinct funding positions worked through what we call "exercises." An exercise is where we bring in new starts (initiatives) and problems (disconnects) to the program baseline.

## **What are these exercises?**

These five exercises for the current 2-year cycle are:

- Program Objective Memorandum (POM):  
January 1996 - May 1996 (FY98-99 Budget).
- Budget Estimate Submission (BES):  
July 1996 - September 1996 (FY98-99 Budget).
- President's Budget (PB):  
October 1996 - December 1996 (FY98-99 Budget).
- Amended BES (ABES):  
March 1997 - September 1997 (FY99 Amended President's Budget).
- Amended PB (APB):  
October 1997 - December 1997 (FY99 APB).

## **What does this mean for me?**

For site managers and BRAC environmental coordinators, this means understanding their current O&M and environmental program (known as the baseline) and using it as the foundation to provide adjustments (increases/decreases) to XP during programming exercises to meet current requirements. This is a delta-based process.

## **Is there going to be any training?**

AFBCA/XP is currently working the issue of training our people on the PPBS and should have more information by the beginning of next year.

## **Who makes up the XP team?**

Gary Shoemaker and Jack McMurray, with John E.B. Smith, who as program manager of Division E, has oversight of the XP function. For more information call 703-696-5550. ■

# Div B: Largest division stretches across the country

"...from sea to shining sea."

Aside from being the dynamic closing line of one of America's most beloved melodies, these five words vividly describe AFBCA's Division B.

With three East Coast bases and five West Coast installations, the agency's largest division combines the charm of New England (Pease AFB, N.H., and Loring AFB, Maine), the hospitality of the Southeast (Myrtle Beach AFB, S.C.), and the golden opportunity of the California West Coast (Mather AFB, Castle AFB, March AFB, Onizuka AGS, and Ontario AGS).

"We have found that even with some of the unique geographical issues the bases have, they also have many common concerns that can be shared," said program manager John "J.J." Corradetti. "With our bases in various stages of the conversion process, we have avoided many a pitfall because of

lessons learned" at one of our other operating locations."

The strength of the division is found in the operating locations according to Mr. Corradetti.

"We operate under the assumption that the operating locations are where the real AFBCA work takes place, and that we in Rosslyn make operating location support our number one priority. Our site managers and operating location staff try to live by the philosophy 'the buck stops here.' They take great pride in resolving challenges at the lowest possible level. When they have to elevate items to us in Rosslyn, I know they've tried all the local avenues available."

Providing the bridge for this division is Mr. Corradetti's Key Boulevard team: program analyst Linda Schwartz, realty specialists Roy Murray, Andrea Ziemian, and Elton Wilson who just

arrived from the Headquarters National Guard Bureau; environmental engineers Lynn Hancsak and Hank Lowman, and secretary Val Lee. The team is to be joined in the near future by environmental engineer Frank Duncan, arriving from England AFB, La.

"Our goal in Rosslyn is to provide the operating locations support needed to assist the communities with their conversions," said Mr. Corradetti. "It's rewarding for both the operating locations and Rosslyn teams to be a part of the communities' plans, and witness their redevelopment efforts blossom.

"For example, at Pease, the Pease Development Authority planned and constructed a new entry to the Pease International Tradeport. You'd never

*(Continued on page 4)*

# Concern for community top priority at Castle

Todd Lanning, an environmental engineer at the Castle operating location, believes in being proactive about the base's cleanup program. A two week drilling program for three monitoring wells located in a residential area near the former base was scheduled to begin. The 4-inch diameter monitoring wells were required to provide the Air Force with additional information about the quality of the groundwater near a former-city landfill located on the base.

To ensure that area residents would understand the increased activity, he spearheaded a door-to-door campaign, to inform more than 30 community residents of the installation schedule for monitoring wells. With information packets in hand, he made several visits during evening hours so he could find residents at home.

Lanning's efforts paid off for one local resident. The agency was able to juggle its drilling schedule to accommodate a resident who was recovering

from surgery. The monitoring well, scheduled to be drilled first, was moved to last. The Castle engineers would not have known to change the drilling schedule if the courtesy calls had not been made.

"I think this endeavor provided the Air Force with a great opportunity," said Bob Matthews, the AFBCA BRAC environmental coordinator at the Castle operating location. "We got to hear the concerns of the community, while providing a common courtesy." *(Courtesy of the Castle OL) W*

## Rantoul's "legendary" Mayor Katy Podagrosi retires



Mayor Katy Podagrosi of Rantoul, Ill.

In the base conversion business, the name is practically a legend. When "experts" predicted that Rantoul would never be able to recover from the loss of Chanute AFB, she became the guiding force that would prove the naysayer's wrong.

With one of the most successful base conversions under her belt, Mrs. Podagrosi has decided to

retire from public service.

She credits early planning for Rantoul's success. Others, however, point to the mayor's leadership as the primary factor. The mayor worked relentlessly to secure support for the village's redevelopment.

Her efforts paid off: business is booming and 600 more people work in Rantoul than when

Chanute was an active installation.

Now she's looking forward to spending time at home, with her family, in her garden, and possibly serving as a substitute teacher.

"It is the end of a good era," said Virlon Suits, site manager for the Chanute AFB Operating Location. "She will be sorely missed." ■

## Division B: coast to coast responsibilities

*(Continued from page 3)*

know you were entering a former military base. Additionally, the international bio-tech research corporation Lanza, and

the Red Hook Ale Brewery have constructed new modern facilities. There's a lot of activity going on."

The West Coast bases are seeing a lot of activity as well. "Castle AFB closed less than a year ago, however, they are moving ahead at a very quick pace. Now known as the Castle Aviation and Development Center, Castle Joint Power Authority has the airfield operating under a long term lease, and they have brought in the Castle Challenger Learning Center, which anticipates 15,000 Valley students and 500 teachers in the high-tech space adventure a year."

"It takes dedicated, hard-working, and knowledgeable people to make a good division," said Mr. Corradetti. "Division B is that, and much more—we're a team!" ■



### *Two of Division B's best...*

Site Manager David A. Belyea (left), and Realty Specialist James S. Galletta were presented Notable Achievement Awards from the Honorable Rodney A. Coleman for their significant contributions to the successful conversion of Loring property within the City of Presque Isle, Maine.

# K.I. Sawyer & Loring celebrate milestone: the signing of the Disposal and Reuse ROD

By M. J. Jadick

AFBCA External Affairs

For most of the country, "April showers bring May flowers." However, in Maine and Michigan April showers bring out the snow plows. Did this stop progress at two AFBCA communities? No way.

With great fanfare at two separate events, the Honorable Rodney A. Coleman, Assistant Secretary of the Air Force for Manpower, Reserve Affairs, Installations and Environment, recently signed Disposal and Reuse Records of Decision (ROD) for Loring and K.I. Sawyer Air Force Bases.

Mr. Coleman, along with Mr. Jimmy Dishner, Deputy Assistant Secretary for Installations; Mr. Albert Lowas, AFBCA Deputy Director; and other AFBCA team members, braved one of Maine's severest blizzards to join Senator Olympia Snowe, Congressman John Baldacci, and local officials at a ceremony in Limestone, to celebrate the event.

The ROD at Loring was for 9,481 acres of land, on and off-site. Portions of on-site land will be developed for industrial, institutional, commercial, residential, public facilities and recreation. Off site land uses include aviation support, institutional (educational), residential, agricultural, and a natural resource conservation area. Approximately 15 acres will be retained by the Department of Defense for the Defense Finance and Accounting Service, and 203 acres will be retained by the Department of the Army for use by the Maine Army National Guard for training areas.

Disposal methods and parcels involved in the ROD included economic development conveyances of more than 4,000 acres to the Loring Development Authority and 31 acres to the City of Presque Isle; four public benefit conveyances to various educational institutions and one for homeless assistance; federal transfers to the Department of Interior (Bureau of Indian Affairs and Fish and Wildlife Service); Federal Aviation Administration; and the Department of Labor (Job Corps).

Citing the Air Force/community partnership, Mr. Coleman said, "This



Mr. Ellwood Mattson (4th from right), Chairman, along with other members of the K.I. Sawyer Base Conversion Authority, watch as Mr. Coleman signs the Record of Decision during a ceremony held at the base golf course club house.

important milestone will allow the Loring Development Authority to enter into long-term commitments so that businesses will be attracted to the fine facilities at the base."

Following the ceremony, Mr. Coleman and company flew to a snow and ice covered Marquette, Mich., to sign a ROD for 5,215 acres of land at K.I. Sawyer. Representatives from the Michigan Congressional delegation and the Governor's office were on hand to witness the signing ceremony held at the K.I. Sawyer golf course clubhouse.

The ROD will support the K.I. Sawyer Base Conversion Authority in their endeavors to establish a sawmill, dry kilns, and boiler plant that will bring 95 new jobs.

The proposed action for the disposal of property accommodates a mixed use airport with civilian aviation activities, including maintenance, commercial passenger, general aviation, and air cargo components. Other major uses include industrial and public facilities/recreation. The plan also incorporates

institutional, commercial, residential, and military land uses.

Disposal methods and parcels involved in the K.I. Sawyer ROD include a public benefit conveyance to the Department of Education; a potential public benefit conveyance to the Department of Interior (Parks and Recreation); a potential public benefit conveyance through the Federal Aviation Administration for airfield and related non-aviation facilities; a potential Economic Development Conveyance; a potential federal transfer to the Department of Interior (Bureau of Indian Affairs); and the potential termination of the lease with the State of Michigan for approximately 2,001 acres of land.

"This important milestone represents a culmination of planning and effort on the part of the community and the Air Force. Less than seven months after the base actually closed, the community has already begun the process of economic revitalization," said Mr. Coleman. ■

# AFBCA/LD provides guidance concerning LBP

by Claire Biunno  
AFBCA/LD

The purpose of the Residential Lead-Based Paint (LBP) Hazard Reduction Act of 1992 is to develop a national strategy to build the infrastructure necessary to eliminate LBP hazards in all housing as expeditiously as possible. An additional goal is to reduce the threat of childhood lead poisoning in housing owned, assisted, or transferred by the federal government.

Lead exposure is especially damaging to children and pregnant women. Children under the age of six are especially susceptible to lead poisoning. This Act charges various government agencies, (primarily Office of Housing and Urban Development (HUD) and the U.S. Environmental Protection Agency (EPA), with the responsibility for the regulatory framework needed to reduce LBP hazards in pre-1978 housing.

The Act's provisions concerning the transfer of Federal property for residential use were effective as of Jan. 1, 1995. These provisions are applicable to target housing: any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or expects to reside in such housing) or any zero bedroom dwelling."

The cut off date is 1978 because the Consumer Product Safety Act of 1977 restricted the amount of lead in paint manufactured after Feb. 27, 1978, for use in residential structures.

On Mar. 7, 1996 EPA and HUD issued the final regulations for the disclosure of LBP hazards in target housing which is offered for lease or sale. These regulations apply to:

- target housing leased or transferred by AFBCA at BRAC installations;
- the leasing and sale of military housing by the Air Force at non- BRAC installations;

- the sale or leasing of target housing by private citizens. Before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller shall:
- provide the purchaser or lessee with a lead hazard information pamphlet prescribed by EPA;
- disclose to the purchaser or lessee the presence of any known LBP, or any known LBP hazards and provide a lead hazard evaluation report; and
- permit the purchaser a 10-day period to conduct a risk assessment or inspection for the presence of LBP hazards.

Regulations require that every contract for the purchase and sale of any interest in target housing shall have a Lead Warning Statement (the text of this statement is set forth in 42 U.S.C. § 48529(a)(3)) attached to the contract on a separate sheet of paper. Additionally, there will be a statement signed by the purchaser that the purchaser has:

- read the statement;
- received the lead hazard pamphlet; and
- had a 10 day opportunity before becoming obligated under the contract to conduct a risk assessment or inspection for the presence of LBP hazards.

EPA has included a sample lease disclosure form and a sample sale disclosure form in its regulations. AFBCA has adapted this form for its use and is currently attaching it to its leases and contracts of sale. For owners of more than four dwelling units, the requirements take effect on Sept. 6, 1996; for owners of four or fewer units, the requirements are effective on Dec. 6, 1996.

These regulations also apply to real estate agents who must inform the seller or lessor of their disclosure responsibilities and ensure compliance. Sellers, lessors or agents who knowingly fail to provide full disclosure are subject to triple damages and civil and criminal penalties. ■

## Gentile redevelopment efforts are well underway

The flags were lowered, but spirits continue to soar in Kettering, Ohio, the home of Gentile Air Force Station.

One of the initial steps leading to the closing of Gentile on Dec. 31, 1996, was the deactivation of the Defense Electronic Supply Center, which took place on May 23, 1996. In a very symbolic ceremony, the Department of Defense bid a fond farewell to the 34 year old organization, which was consolidated with the Defense Supply Center Columbus (Ohio).

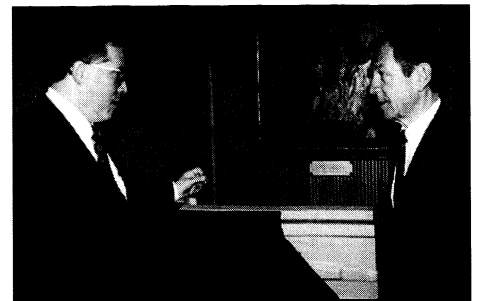
But as the old saying goes, "A rolling stone gathers no moss," the City of Kettering is not waiting for the gates to close before going after new tenants.

The first business to set up shop was Graphic Systems Services, Inc. a full design, manufacturing, assembly and

customer support company. They currently occupy 71,000 square feet and already plan to expand.

Shortly thereafter, Gentile received another boost. The United States Council of Automotive Research (USCAR) announced they will locate a \$7 million project at Gentile to develop a new processing system for truck beds. The prototype truck bed, once developed, will translate into 250 new jobs. The project is expected to expand to produce 500,000 truck beds and create 500 jobs.

The latest development is the largest to date. Banc One selected Gentile as the new home for its credit card operations, which should result in approximately 2,000 jobs over the next four years. It was reported in the local press that Banc One chose Gentile over other



In conjunction with USCAR's project slated for Gentile, Ohio, Governor George Voinovich (left) receives details about a process designed to manufacture truck parts from a Chrysler Corp. representative.

possible locations because the base's existing warehouse space can be adapted quickly and economically. ■

# People make the difference at AFBCA

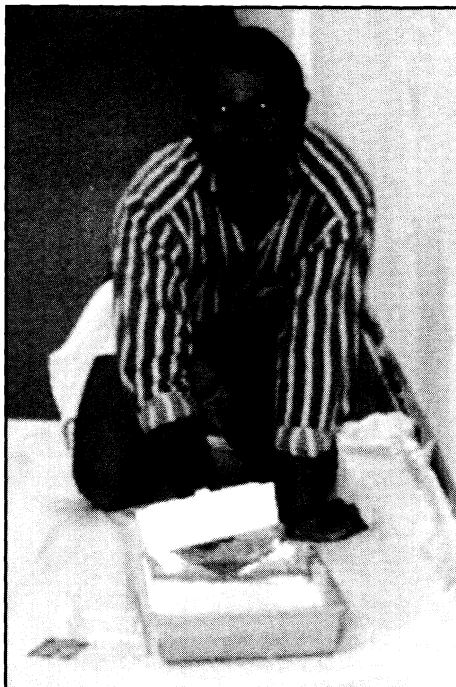
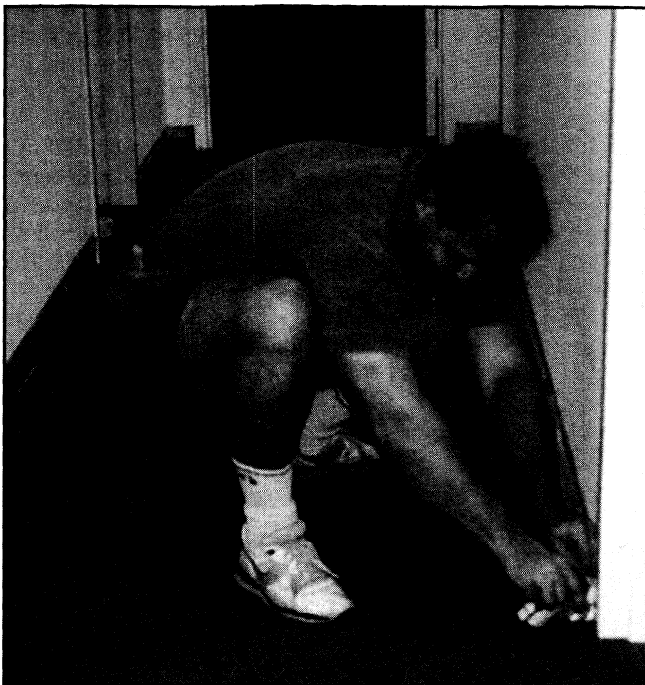
With offices in Virginia and almost three dozen operating locations in 16 states, the majority of our contact is via telephone, fax, or e-mail. It becomes difficult to match up faces and names; to remember that this is an organization of real people, not just paper and electronic devices.

People like (from left) Ms Crystal Franklin, Ms Joan Cornish, and Ms Carol Rein who were recognized in various categories for their outstanding secretarial skills in the HQ 11th Federal Women's Program Fourth Annual Secretary of the Year Awards. With them are their very grateful bosses (from left): Mr. Derence V. Fivehouse, AFBCA/LD; Mr. Alan

Olsen, AFBCA/DR; and Mr. Richard Pautz, AFBCA/Bergstrom OL. *(Photo by AFBCA / EX)*

People like (right) Mr. Paul Rekowski, the Wurtsmith AFB BRAC Environmental Coordinator (BEC), who made a new friend at the Site Manager/BEC conference held in Leesburg, Va. *(Photo by Al Friedstrom, AFBCA /Rickenbacker OL)*

And people like (lower left) Mr. John E.B. Smith, Division E program manager, and (lower right) Mr. Greg Gangnuss, a Division A environmental engineer, who assisted with the self-help project of painting the halls at the agency headquarters. *(Photos by Nancy Frank, AFBCA/ ESS)* ■





## Bases may be closed, but new doors open daily

(Continued from page 1)

### **Reuse and redevelopment**

AFBCA signed the transfer package which will provide a home at Homestead AFB, Fla., for a Florida National Guard Armory. The Army saved approximately \$3.5 million for construction of a new site. Their original facility was destroyed during Hurricane Andrew.

The second annual Kansas City Air Show was held at Richards Gebaur AFB, Mo. The event averaged 50,000 attendees per day.

The England Authority celebrated the move of commercial air service to its Alexandria International Airport from the Alexandria Esler Regional Airport. By moving air service to the former England AFB, La., not only is the airport closer to the town's population center, but it is almost 20 miles closer to Fort Polk, which provides much of the region's commercial air traffic.

Lowry AFB, Colo., is undergoing a two and a half year project resulting in the removal of approximately 300,000 tons of concrete and asphalt. The material will be recycled on site and used as base materials for roads. Savings: \$4 million and 50,000 truck trips to and from the base.

Since the Griffiss Local Redevelopment Corporation began leasing property in 1995, over 200,000 square feet of building space has been leased at Griffiss AFB, N.Y. This does not include the various Department of Defense uses, the caretaker contractors, or AFBCA facilities.

The nationally-known rock band "Phish" held two concerts at Plattsburgh AFB, N.Y. More than 100,000 people, including 30,000 campers, attended. The Plattsburgh Air Redevelopment Corporation estimates more than \$10 million was spent in the local community.

Excellent progress is being made toward the construction of a general aviation terminal at Mather AFB, Calif. Ground breaking for the 15,000 square foot facility is expected in mid-September, with mid-summer 1997 as the anticipated opening of the building.

Bringing in approximately 1,200 troops, Fort Campbell and Fort Bragg used Myrtle Beach AFB, S.C., as a staging area for an emergency deployment readiness exercise.

### **Transfer of personal, real property**

The first no-cost rural economic development conveyance (EDC) granted to a community was accomplished at Grissom AFB, Ind. Included in the EDC are approximately 630 acres of land, containing 124 buildings, along with approximately 9,000 items of personal property such as desks, chairs, hand tools etc. Also included are 81 vehicles, ranging from small pick up trucks to large purpose vehicles used for snow removal.

Assignments were completed for the conveyance of three properties to homeless providers at Williams AFB, Ariz., through the Department of Health and Human Services. The House of Refuge will receive approximately six acres, a chapel and 20 houses. The Community Housing Partnership will receive a 10-acre tract with 68 houses and four pieces of playground equipment. Additionally, in conjunction with corresponding real estate conveyances, AFBCA transferred to Arizona State University, Maricopa Community College, Williams Gateway Airport, and the House of Refuge a total of 54 vehicles.

The Oscoda Wurtsmith Airport Authority signed an EDC at Wurtsmith AFB, Mich., concluding nine months of negotiations. The EDC allows the Authority to greatly expand

their reuse of the base, including the housing.

At England AFB, La., AFBCA transferred personal property worth approximately \$20 million to the England Economic and Industrial Development District (EEIDD). The personal property transfer included 150 vehicles, precision measurement equipment laboratory equipment, aircraft support equipment, computers, office furnishings and a sundry of others assets. This transfer gives the EEIDD full responsibility for all property and the right to obtain title and registration of vehicles.

AFBCA signed the EDC for Gentile Air Force Station, Ohio, to the City of Kettering on Sept. 5, four months before the official closure of the station. The EDC encompasses the entire facility at Gentile, which is approximately 162 acres. The EDC involves several warehouses and office facilities, some of which will be renovated to accommodate Banc One, an anchor tenant with an estimated 1,500 - 2,000 jobs (See page 6). Also included in the EDC are the utilities and the central heating plant. The City of Kettering is planning substantial renovation and demolition of many facilities on Gentile to facilitate their business park redevelopment concept.

### **Congratulations**

Air Force communities garnered 23 of 27 awards presented at the annual National Association of Installation Developers (NAID) conference. Most notably, Mr. Brian Hamel, executive director of the Loring Development Authority won Developer of the Year (for Loring AFB, Maine); the England Industrial Airport and community won the Excellence in Marketing Award (for England AFB, La.) and Williams Gateway Airport won Facility of the Year (for Williams AFB, Ariz.).■